



Zoning Board of Appeals
Meeting Minutes
Wednesday July 30, 2014

Zoning Board of Appeals Attendees:

Present: David Connolly, Christopher Bernard, Matthew Perkins, John Tuzik & Brian Callow

Absent: David Delaney

Others: Peter Matchak, Associate Planner

Matthew Perkins, Chairman opened the meeting at 7:30 p.m. in the second floor hearing room and read the rules of the hearing into the record.

263 Winter Street: ZBA Case Z-14-5

Chairman, Matthew Perkins opened the public hearing at 7:30 p.m. and read the public hearing notice, and application into the record. David Connolly made a motion to waive the reading of abutters. John Tuzik seconded the motion. All others voted in favor. The Board was presented with the application of New Cingular Wireless PCS, LLC ("AT&T"). The applicant requests a special permit under Section 6.930 "Uses Permitted by Special Permit and with Site Plan Approval", and Section 10 "Site Plan Approval". The applicant requests dimensional variances from Section 6.970 "Dimensional Regulations" (B), (C), (G), (I), Section 7, Table 7-1, note 7 and Section 6.980 (A) "Special Provisions" of the Town's Zoning Bylaws. The applicant proposes to construct a one hundred and twenty foot (120') AGL monopole cell phone tower with the ability to attach twelve (12) panel antennas. Attorney Edward Para representing the applicant presented the application to the Board. The proposed cell tower is stated to stand 120' tall with a 12 antennas. A shelter will be developed to house emergency 50 kw generators which will include a 210 gallon diesel tank. The site will be covered with crushed stone and pervious surfaces. John Valentine, the applicant's property appraiser submitted a property assessment study which analyzed the property values in proximity to cell phone towers. Attorney Edward Para briefed the Board on the five requested variances. The Board opened the floor to public comments. No citizens were present for public comments. David Connolly made a motion to continue the public hearing till August 20th, 2014 at 7:30 p.m., allowing time for a site visit and comments from the Hanover Fire Department concerning the emergency generator and fuel tank. John Tuzik seconded the motion. All other voted in favor.

31 Church Street: ZBA case Z-14-6:

Chairman, Matthew Perkins opened the public hearing at 8:00 p.m. and read the public hearing notice, and application into the record. David Connolly made a motion to waive the reading of abutters. John Tuzik seconded the motion. All others voted in favor. The applicant George R. Mackey of 31 Church

Street requests a Special Permit under Section 6.020.C “Family Accessory Dwelling Units” of the Town’s Zoning Bylaws. The applicant proposes the addition of an in-law apartment to the current residence. The applicant is proposing no additions to the current dwelling. The applicant will construct a 470 sq. ft. accessory dwelling by converting an existing studio in to a living area with one attached bedroom. The applicant has submitted a Declaration of Covenants and Owners Affidavit which will have to be recorded at the registry of deeds along with the special permit. David Connolly made a motion to approve the application of the petitioner according to the testimony given by the applicant. John Tuzik seconded the motion. All other voted in favor.

Minor Modification ZBA case ZBA13-08 CP: Webster Village

Webster Village, LLC have applied for a minor modification from the approved 40B site plan. Jon Novak, the project engineer representing the applicant explained to the Board after being grant a wastewater discharge permit from the Department of Environmental Protection that they were able to eliminate one leaching field and shift the site plan. The proposed tennis court was moved closer to the existing residential abutters. David Connolly made a motion to continue the public hearing until Aug 20th, 2014 at 7:30 p.m. requesting notification that existing residential abutters have been noticed concerning the placement of the tennis court. Brain Callow seconded the motion. All other voted in favor.

28 Deerfield Lane: ZBA case Z-14-3:

Chairman, Matthew Perkins reopened the public hearing for ZBA case Z-14-3 at 8:30 p.m. No communication or submission of a revised plan concerning the application John Varrasso requesting a 35’ pool variance has been made since the ZBA opened the public hearing on April 28th, 2014. David Connolly made a motion to deny the application of John Varrasso, 28 Deerfield Lane petitioning for a 35’ pool variance. Christopher Bernard seconded the motion. All others voted in favor.

David Connolly made a motion to approve the meeting minutes from April 30, 2014 and May 28, 2014 as written. Christopher Bernard seconded the motion. All others voted in favor.

Brain Callow made a motion to adjourn the meeting of July 30 at 9:00 p.m. Christopher Bernard seconded the motion. All others voted in favor

Respectfully submitted by: Peter Matchak, Associate Planner